



# City of Mission Viejo

Community Development Department

HOUSING POLICY  
DEVELOPMENT HEAD

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FEB 08 2008

February 5, 2008

Cathy Creswell  
Deputy Director  
Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

SUBJECT: City of Mission Viejo General Plan Progress Report per Section  
65400(a)(2) of the Government Code

Dear Ms. Creswell:

Transmitted with this letter is the City of Mission Viejo's General Plan Progress Report for Year 2007. A copy of the General Plan Progress Report is also being sent to Ms. Terry Roberts, State Clearinghouse Director, Governor's Office of Planning and Research.

If you should have any questions or comments on the attached City of Mission Viejo General Plan Progress Report, please feel free to contact me at (949) 470-3024.

Sincerely,

  
Charles E. Wilson, AICP  
Director of Community Development

Attachment – City of Mission Viejo General Plan Progress Report for Year 2007



**City of Mission Viejo  
General Plan Progress Report  
Year 2007**

HOUSING POLICY  
DEVELOPMENT, HCD

FEB 08 2008

**Background**

Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation; otherwise referred to as the "Progress Report." The Progress Report is intended as a tool for informing local legislative bodies of the jurisdiction's effectiveness in implementing its general plan. A copy of the Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The purpose and intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances. The Progress Report is a tool for doing this. The Progress Report provides a correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation programs of the adopted general plan.

Providing a copy of the Progress Report to OPR provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision-making throughout the State of California. The information is necessary for OPR to serve in its capacity as the statewide planning agency. It can also provide the State with information to identify necessary modifications and improvements to its *General Plan Guidelines*, while serving to apprise state government of local planning activities and facilitating the legislative process as it pertains to land use and local planning issues.

Providing a copy of this report to HCD fulfills a statutory requirement to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Government Code Sections 65584 and 65583(c)(3)).

The focus of the Progress Report should be on implementation of the general plan's goals, policies and implementation measures. It can provide information to identify necessary "course adjustments" or modifications to the general plan and means to improve local implementation. Since there is no specific form provided by OPR, the Progress Report can vary in format and approach from jurisdiction to jurisdiction. If a jurisdiction is in the process of a comprehensive general plan update, the Progress Report can be limited to a brief letter describing the scope of work and anticipated completion date. This would clearly be the case in this instance since staff is currently in the process of updating the majority of the City's General Plan Elements, as detailed below.



## **City of Mission Viejo General Plan Implementation**

### **Land Use Element**

Over the years, the City has amended/updated the Land Use Element several times in order to engineer and facilitate certain development projects. The Land Use Element serves as a guide for future development in the City and has a major impact on key issues examined in the other elements of the General Plan. Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development.

The City's Development Code is one of the primary implementation tools for the Land Use Element and the goals and policies it contains. The Development Code, therefore, is consistent with the City's General Plan. A Zoning Map, consistent with the General Plan Land Use Policy Map, is also part of the Development Code. Together, the Development Code and Zoning Map are used to identify the specific types of use, intensity and development standards applicable to given parcels or areas of land.

During year 2007, the City reviewed and approved several development projects, which were found to be consistent with the Land Use Element of the General Plan.

The City's Planning and Transportation Commission is currently holding public hearings on a proposed update to the Land Use Element. It is expected the updated Land Use Element will be adopted by the City Council in Spring/Summer 2008.

### **Housing Element**

2007 was a busy year regarding the Housing Element. The City's goal was to have the Housing Element re-certified by the California Department of Housing and Community Development (HCD).

On June 18, 2007, the City Council adopted a revised Housing Element that identified three additional sites suitable for residential development and for affordable housing. In a letter dated June 27, 2007, HCD found the City's revised Housing Element to be in full compliance with State housing element law. On September 4, 2007, the City Council adopted an ordinance rezoning the three sites mentioned above to accommodate the construction of affordable multifamily housing.

The City is currently working on an updated Housing Element for the 2006-2014 planning cycle. Mission Viejo's total housing need for this planning period is 147 units of which 33 units are very low income households, 26 units are low income households, 29 units are moderate income households, and 59 units are above moderate income households. In August 2007, the City entered into a contract with Conexus to prepare the Housing Element update. Two Housing Workshops were held on November 8, 2007 and November 13, 2007 on the City's affordable housing program and proposed Housing Element update. It is anticipated that public hearings on the draft updated Housing Element will occur in Spring 2008. The due date for all jurisdictions in the SCAG region to submit an updated local housing element to HCD is June 30, 2008.



The City also has a Housing Rehabilitation Program that it has been administering since 2000. The Program offers financial assistance (deferred payment loans and grants) for low-and moderate-income persons to repair their homes. Some examples of eligible repairs include: repairs to heating, plumbing and driveways; new roofs; exterior painting; window and door replacement; and correction of code violations that pose a threat to public safety. For Fiscal Year 2007-2008, the City budgeted \$331,174 in federal Community Development Block Grant (CDBG) funds of the Housing Rehabilitation Program. In 2007, the City processed 98 Housing Rehabilitation applications and approved \$319,290 in loans and grants.

### **Circulation Element**

In September 2006, the City adopted an updated Circulation Element (General Plan Amendment 2006-25). The update included a citywide technical circulation study to update the General Plan Circulation Element and Circulation Plan. The study served as a technical basis for updating the General Plan Circulation Element, as well as serve as a framework to tackle the city's circulation impacts from future traffic generated by urban development located outside the city's boundary. The work program included the complete updating of the City's circulation system and the anticipated level and pattern of development into the year 2025. Technical background data and information was used to form the basis of the update, so the goals and policies would accurately and specifically reflect the demands and expectations of the transportation system. City staff and their traffic consultant worked with the Orange County Transportation Authority (OCTA) to develop a focused subarea model for the City that is consistent with OCTA's Orange County Transportation Analysis Model (OCTAM) 3.1. This element update was delayed for some time because of OCTA and Center for Demographic Research Traffic Analysis Zone (TAZ) requirements. The City's Traffic Model was approved by OCTA.

The City's Planning and Transportation Commission is currently holding public hearings on a proposed update of the Circulation Element. It is expected the updated Circulation Element will adopted by the City Council in Spring/Summer 2008.

### **Conservation / Open Space Element**

In December 1999, the General Plan Conservation / Open Space Element was updated, amended and adopted General Plan Amendment 99-14). The update of this element addressed the preservation and use of the City's important natural resources and open space areas, management of production resources, outdoor recreation and protection of public health and safety. The goals and policies in the Conservation / Open Space Element build upon those mostly in the Land Use Element although it is consistent with other elements of the Plan. The Element also addresses the City's park system and includes a park enhancement plan. The update included the addition of Aegean Hills into the City boundary.

The City's Recreation and Community Services Department prepared a draft Community Services Master Plan. The Community Services Master Plan was approved by the City Council on May 1, 2006.



Staff has prepared an update to the Conservation / Open Space Element that includes adding new goals and policies related to recently adopted Community Services Master Plan. The City's Planning and Transportation Commission is currently holding public hearings on a proposed update to the Conservation / Open Space Element. It is expected the updated Land Use Element will be adopted by the City Council in Spring/Summer 2008.

### **Public Safety Element**

In January 2003, the City adopted an updated Public Safety Element (General Plan Amendment 2002-19). The recent update of this element addressed the minimization of the risks associated with natural and man-made hazards. It also updated the appropriate actions needed to respond to a crisis and the ways that hazards can be avoided through planning procedures. New goals and policies were added relating to water quality and watershed protection, and protecting the community from crime. Prior to adoption, the Draft Public Safety Element was transmitted to the Department of Conservation, California Geological Survey for review and comment.

The City's Planning and Transportation Commission is currently holding public hearings on a proposed update of the Public Safety Element. It is expected the updated Public Safety Element will be adopted by the City Council in Spring/Summer 2008.

### **Noise Element**

During Fiscal Year 2002-2003 staff signed a contract with the firm of RK Engineering Group for a technical analysis to update the General Plan Noise Element. This Element is a tool for local planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Mission Viejo residents and working inhabitants will be protected from excessive noise intrusion. Specifically, the work program will include the preparation of a technical noise study and updated element. The update will include the identification of potential noise sources such as transportation thoroughfares and corridors, airports, and railroads. Parameters of the study will be:

- To identify any potential major stationary noise sources and determine potential noise impacts;
- To obtain ambient short-term noise measurements throughout the City;
- To determine existing noise contours at certain roadway segments;
- To determine future build out noise contours at certain roadway segments;
- To identify other transportation noise sources and determine their noise contours as appropriate;
- To identify future potential construction noise impacts and recommended mitigation measures;
- To develop noise mitigation measures and recommendations to be included in the element; and
- To develop specific noise policies applicable to the City of Mission Viejo.



The City's Planning and Transportation Commission is currently holding public hearings on a proposed update to the Noise Element. It is expected the updated Noise Element will be adopted by the City Council in Spring/Summer 2008.

### **Public Facilities Element**

In November 2003, the City adopted the Public Facilities Element (General Plan Amendment 2003-21). This Element is an optional Element under State General Plan law. The work program involved a general updating of the Element to include existing and new facilities, and to identify future community facilities. The Element also includes an update of the goals, policies, services, statistics and maps contained in the existing Element. In addition, the maps have been updated to include Aegean Hills into the City boundary. Some city services that have been expanded or changed since the 1990 element include, but are not limited to, the addition of animal services and an animal shelter, the City opting out of the County library system with the construction of its own library and library expansion, the creation of a county fire authority with city fire services joining OCFA, the development of a city hall at the same site as the library, the addition of a city recycling program, the addition of new schools to the community, and the addition of Aegean Hills into the city boundary. Another part of the update included contacting the public facility providers regarding facility and service needs in the community.

As part of City's current update to the Land Use Element, the current Public Facilities Element will be eliminated and its goals and policies will be consolidated into the Land Use Element. The City's Planning and Transportation Commission is currently holding public hearings on a proposed update to the Land Use Element. It is expected the updated Land Use Element will be adopted by the City Council in Spring/Summer 2008.

### **Economic Development Element**

In February 2002, the City adopted an updated Economic Development Element (General Plan Amendment 2001-18). This Element is an optional Element under State General Plan law. The Element serves a vital need by relating community land use and other quality of life objectives with goals and policies directed to the improvement and strengthening of the local economy. Further, the Element identifies critical economic and fiscal concerns and echoes community goals and desires; it addresses the issues with specific program efforts intended to strengthen economic weaknesses, ensure future fiscal stability, and capitalize on market opportunities that will benefit Mission Viejo. In addition, the City developed an Economic Development Strategy for implementation of the Economic Development Element. The Economic Development Strategy outlines the opportunities, initiatives and programs for the City to pursue in order to strengthen and evolve its economic base. The Strategy is the working document, or tool, to assist the City in its implementation of the goals and policies outlined in the Economic Development Element.

The City's Economic Development Program continues to grow. The City hired an economic development consultant to develop a comprehensive Economic Development Plan. Some of the recent accomplishments of the Economic Development Program



include: 1) implemented a new Business Retention and Expansion Program; 2) hosted the first Mayor's Roundtable with representatives / owners of Mission Viejo auto dealerships; 3) partnered with EDD, SCORE, and the OC Small Business Development Center (OC SBDC) to begin offering low cost business workshops in Mission Viejo; 4) created a database of Mission Viejo businesses; 5) began meeting with commercial real estate brokers; 6) jointed the International Conference of Shopping Centers (ICSC) and the International Economic Development Council (IEDC). The City was also selected as the 2007 Business of the Year in Mission Viejo by the South Orange County Chamber of Commerce.

### **Growth Management Element**

In February 2004, the City adopted the Growth Management Element (General Plan Amendment 2003-20). This Element is an optional Element under State General Plan law. The purpose of this update was to bring the existing Element up to date with the current development scenario and trends, and provide internal consistency with the other elements, particularly the Circulation and Land Use Elements. To the extent applicable, the Growth Management Element addresses current transportation mandates and plans such as Measure M and the Congestion Management Program (CMP). Typical components of the growth management element include transportation, development mitigation, and development phasing. Additionally, the updated element addresses the management and maintenance of long-term development and growth. No further update of this element is planned at this time.

### **Conclusion**

As such, this report documents the City's recent progress in implementing the General Plan. The information contained herein will be forwarded in the form of a letter to the Governor's Office of Planning and Research and the Department of Housing and Community Development to serve as the City of Mission Viejo's General Plan Progress Report for 2007.